

1 Abran E. Vigil, Esq.  
2 Nevada Bar. No. 7548  
3 Maria A. Gall, Esq.  
4 Nevada Bar No. 14200  
5 Lindsay C. Demaree, Esq.  
6 Nevada Bar No. 11949  
7 Kyle A. Ewing, Esq.  
8 Nevada Bar. No. 14051  
9 BALLARD SPAHR LLP  
10 1980 Festival Plaza Drive, Suite 900  
11 Las Vegas, Nevada 89135  
12 Telephone: (702) 471-7000  
13 Facsimile: (702) 471-7070  
14 vigila@ballardspahr.com  
15 gallm@ballardspahr.com  
16 demareel@ballardspahr.com  
17 ewingk@ballardspahr.com

18 *Attorneys for JPMorgan Chase Bank, N.A.*

19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA

13 JPMORGAN CHASE BANK, N.A.,

14 Plaintiff,

15 vs.

16 SFR INVESTMENTS POOL 1, LLC, a  
17 Nevada limited liability company;  
18 NEWPORT COVE III OWNERS  
19 ASSOCIATION, a Nevada non-profit  
corporation; TSAN-LI YUEH SUN, and  
individual.

20 Defendants.

21 Case No. 2:17-cv-02035-RFB-VCF

22 **STIPULATION AND ORDER TO 1)  
23 DISMISS CLAIMS BETWEEN  
24 JPMORGAN CHASE BANK, N.A.,  
25 NEWPORT COVE III OWNERS  
26 ASSOCIATION, AND SFR  
27 INVESTMENTS POOL 1 LLC WITH  
28 PREJUDICE; AND 2) LIFT STAY  
ENTERED MARCH 14, 2018**

Pursuant to Local Rules LR IA 6-2 and LR 7-1, Plaintiff JPMorgan Chase Bank, N.A. (“Chase”), Defendant SFR Investments Pool 1, LLC (“SFR”), and Defendant Newport Cove III Owners Association (“Newport Cove III”) (collectively, the “Parties”), through their respective attorneys, stipulate as follows:

1. This action concerns title to real property commonly known as 4730 O'Bannon Drive, Unit A, Las Vegas, NV 89102 (the "Property") following a homeowner's association foreclosure sale conducted on July 27, 2012, with respect to the Property.

2. As it relates to the Parties, a dispute arose regarding that certain Deed of Trust recorded against the Property in the Official Records of Clark County, Nevada as Instrument Number 20041223-0002774 (the “Deed of Trust”), and in particular, whether the Deed of Trust continues to encumber the Property.

3. The Parties to this Stipulation have agreed to release their respective claims, and further agreed that the claims between them shall be DISMISSED with prejudice.

4. As Tsan-Li Yueh Sun has not appeared in this action, Chase hereby voluntarily dismisses its claims against them pursuant to Fed. R. Civ. P. 41(a)(1)(A)(i).

5. The Parties further stipulate and agree that the two Lis Pendens recorded against the Property in the Official Records of Clark County, Nevada, as Instruments Number 20131231-0000485 and 20170802-0001754 be, and the same hereby are, EXPUNGED.

6. The Parties further stipulate and agree that the \$500 in security costs posted by Chase on November 14, 2017 pursuant to this Court's Order [ECF No. 23] shall be discharged and released to the Ballard Spahr LLP Trust Account.

7. The Parties further stipulate and agree that a copy of this Stipulation and Order may be recorded with the Clark County Recorder;

8. The Parties further agree to lift the stay entered March 14, 2018 [ECF

1 No. 44];

2       9. Each party in this case number 2:17-cv-02035-RFB-VCF shall bear its  
3 own attorneys' fees and costs.

4 Dated: December 10, 2018

5 BALLARD SPAHR LLP

KIM GILBERT EBRON

6 By:/s/ Kyle A. Ewing

7       Joel E. Tasca, Esq.  
8       Nevada Bar. No. 14124  
9       Maria A. Gall, Esq.  
10      Nevada Bar No. 14200  
11      Lindsay C. Demaree, Esq.  
12      Nevada Bar No. 11949  
13      Kyle A. Ewing, Esq.  
14      Nevada Bar. No. 14051  
15      1980 Festival Plaza Dr. Suite 900  
16      Las Vegas, Nevada 89106

6 By:/s/ Jacqueline A. Gilbert

7       Diana S. Ebron, Esq.  
8       Nevada Bar No. 10580  
9       Jacqueline A. Gilbert, Esq.  
10      Nevada Bar No. 10593  
11      Karen Hanks, Esq.  
12      Nevada Bar No. 9578  
13      7625 Dean Martin Dr., Suite 110  
14      Las Vegas, Nevada 89014

15      *Attorneys for JPMorgan Chase Bank,  
16      N.A.*

15      *Attorneys for SFR Investments Pool  
16      1, LLC*

17      *GIBBS GIDEN LOCHER TURNER SENET &  
18      WITTBRODT LLP*

19      By: /s/ Victor F. Luke

20      Matthew L. Grode, Esq.  
21      Nevada Bar No. 6326  
22      Victor F. Luke, Esq.  
23      Nevada Bar No. 13714  
24      1140 N. Town Center Drive, Ste 300  
25      Las Vegas, Nevada 89144

26      *Attorneys for Defendant Newport Cove  
27      III Owners Association*

28      IT IS SO ORDERED:



28      RICHARD F. BOULWARE, II  
29      United States District Judge

30      DATED: December 11, 2018.